

# LOUDOUN COUNTY PLANNING COMMISSION

## SUMMARY AGENDA

THURSDAY, JANUARY 21, 2010

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM

### **SPEX 2009-0006**

#### **DULLES INDUSTRIAL PARK SOUTH LOT 1**

*(Special Exception)*

Dulles South Properties, LLC of Rockville, Maryland, and AmeriGas, Inc. of Ranson, West Virginia, have submitted an application for a special exception to permit two 30,000-gallon storage tanks for distribution and storage of propane gas in the MR-HI (Mineral Resource-Heavy Industry) zoning district. The property is located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-1004(Y). The area of the proposed special exception is an approximately 0.97 acre portion of a 4.52 acre parcel that is located on the north side of Wade Drive (Route 873), approximately 0.5 mile north of the intersection of Pleasant Valley Road (Route 609) and John Mosby Highway (Route 50) at 44176 and 44180 Wade Drive, Chantilly, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number 102///1////1/ (PIN# 097-40-7676). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) as amended by the Arcola Area/Route 50 Corridor Plan, which designate this area for industrial uses.

### **ZMAP 2009-0005, SPEX 2009-0009 & CMPT 2009-0001**

#### **GREEN ENERGY PARTNERS/STONEWALL HYBRID ENERGY PARK**

*(Zoning Map Amendment Petition, Special Exception and Commission Permit)*

Green Energy Partners/Stonewall LLC of Hamilton, Virginia have submitted an application to rezone approximately 101.0 acres from the TR-10 (Transitional Residential-10) and JMLA-20 (Joint Land Management Area-20) zoning districts to the PD-GI (Planned Development-General Industry) zoning district in order to develop a utility generating plant and transmission facility at a Floor Area Ratio (FAR) of 0.10. The applicant has also submitted applications for a Special Exception and Commission approval to permit a utility generating plant and transmission facility in the proposed PD-GI zoning district. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-604(I), subject to the use limitations set forth in Section 4-607(H), and requires a Commission Permit in accordance with Section 6-1101. The applicant is also requesting a modification of Section 4-606(B) of the Zoning Ordinance to increase the maximum building height from 45 feet to 120 feet without requiring the building to be set back from streets or from lot lines any further distance in addition to each of the required minimum yard dimensions. The subject property is located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, partially within the FOD (Floodplain Overlay District), and partially within the QN (Quarry Notification) Overlay District-Luck Quarry Notification Area. The subject property is located northeastward of the Dulles Greenway (Route 267), east of Sycolin Road (Route 643), south of Cochran Mill Road (Route 653), and west of Gant Lane (Route 652) in the Catoctin Election District. The property is more particularly described as follows:

TAX MAP NUMBER	PIN #	ACRES	OWNERSHIP	ADDRESS
/60/////////38/	193-38-4362	42.47	Evergreen Loudoun – One Limited Partnership	20077 Gant Lane, Leesburg, Virginia
/60/////////38A	193-49-0539	0.32	Evergreen Loudoun – One Limited Partnership	N/A
/60/////////39/	194-48-6020 (portion)	15.38 acre portion of a 59.94 acre parcel	LTI Limited Partnership	N/A
/61/////////12/	193-39-3665	30.89	John A. Andrews, Trustee	N/A
/61/////////14/	193-29-6778	11.96	LTI Limited Partnership	N/A

The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Community)) and Leesburg Joint Land Management Area (JLMA), the Revised Countywide Transportation Plan, and the Toll Road Plan, which designate this area for residential uses at a base density of 1 dwelling per 10 acres in a clustered pattern, with the option to rezone to a density of 1 dwelling per 3 acres in a Rural Village, and non-residential uses at an FAR of 0.5.

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*Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2<sup>nd</sup> Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday, or call 703-777-0397. Additionally, documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information contact the Department of Planning at 703-777-0246.*

*Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to [loundounpc@loudoun.gov](mailto:loundounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.*

*Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at [www.loudoun.gov/pc](http://www.loudoun.gov/pc).*

*Loudoun Online Land Applications (LOLA), [www.loudoun.gov/lola](http://www.loudoun.gov/lola), is an online system that provides a user-friendly tool to access information regarding legislative land development applications and provides an additional opportunity for public input on the active applications.*

*Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.*